

**THE VILLAGE OF COLD SPRING
HISTORIC DISTRICT REVIEW BOARD
85 Main St. Cold Spring, NY 10516**

September 12, 2012

Members present: Chairman; Al Zgolinski Members: Carolyn Bachan, Peter Downey, Marie Early and Kathleen Foley (arrived at 8:52)

Chairman Zgolinski opened meeting at 8:04 P.M.

1. Old Business:

A. Mathew Beachak, 9 Garden St.

Janet Roman represented the Applicant. The Application is to replace existing siding with board-and-batten.

Chairman Zgolinski called for a vote on the application as submitted. It was approved by a vote of 4-0. The following must be submitted by the Applicant:

- Photos of where the new siding will be placed.
- Dimensions and elevations.
- Photograph of the sample and description of the proposed siding.

B. Jeff Phillips, 200 Main St.

Jeff Phillips represented the owner, Joel Harper. Mr. Phillips noted the following:

- That the owner and the tenant are not willing to change the existing mounting of the fence to the post.
- Mr. Phillips noted he found 14 instances on the village where the fence is mounted to the post and submitted a petition signed by neighbors agreeing to the look of the installed fence.
- The home owners do not want to put in a gate at the top of the existing stairway as previously suggested by the Board because of safety concerns since they have small children.
- In the future the home owners would look into installing a gate at the bottom of the stairs.
- Mr. Phillips stated that he would look into extending posts and putting a cap on top.
- It was noted by the Board that if the posts are not changed it will become a building violation.

P. Downey suggested the Board accept the revised application which was an extended post and cap. M. Early and C. Bachan both agreed.

Mr. Phillips proposed to replace the existing metal gate at the bottom of the stair with a fence gate.

A. Zgolinski polled the board regarding leaving the gate at the top of the stairs.

The Chairman called for a vote on the Application as amended (raising posts and adding a cap) a gate at the bottom of the stairs and a gate or false gate at the top of the stairs. It was approved 4-0. Mr. Phillips is to revise the Application and will call the Village if there are any changes to what was approved.

2. New Business:***A. Eric Wirth, 173 Main St.***

The Applicant proposed to extend an existing retaining wall along the side property line. The height of the wall will start at about 4 ft. and drop down to 1 ft. in the front. The materials used will be rubble stone and mortar; s to match the existing. The Applicant noted an existing holly bush will be removed in order to build a portion of the new retaining wall. The retaining wall will end a few feet before the existing fence at the front. This fence will not change.

The Chairman called for a vote on the application as submitted. It was approved 4-0.

B. Genevieve Talarico, 23 Kemble Ave.

Mr. James Laskowski represented the Applicant. Mr. Laskowski proposed to install 10 solar panels on the rear roof of the home. Two of the panels will be installed in a different position due to shading from a neighbor's chimney. It was noted that only the top proposed solar panels will be seen from a public way.

The Chairman called for a vote on the application. It was approved 4-0.

C. Kari Reiber, 8 B St.

The Applicant proposed a fence to replace an existing partially damaged fence. The proposed fence will be a 4 ft. ribbed stockade fence with an alternate proposal for a picket fence. The Applicant stated that she would be willing to use either type of fence. The Board discussed which type would be preferable and decided on the picket fence.

The Chairman called for a vote on the Application with a picket fence. It was approved 4-0.

D. Kenneth and Carol Filmanski, 10 Fishkill Ave.

The Applicants proposed to replace an existing 5 ft. stockade fence with a 4 ft. Shadow-box fence made of western cedar. A section of the fence next to a neighbor's patio will remain 5 ft.

The Chairman called for a vote on the application. It was approved 4-0.

E. Hudson Highlands Putnam History Museum, 63 Chestnut St.

Jody Sayler presented the Applicant. Ms. Sayler proposed a signage totem to be placed by the Hudson Highlands Putnam History Museum sign. The totem will sit on a brick paving to match an existing path.

The Chairman called for a vote on the application as submitted. K. Foley abstained noting she was not at the site visit. It was approved 3-1. C. Bachan voted against because in her opinion the proposed location of the totem would look too busy. The Chairman noted 3 copies of the following are needed:

- Filled out application form.
- Site plan.
- Photos of the totem.

3. Public Hearings:***A. Mary Shortell, 18 Fair St.***

The public hearing was opened at 8:54 P.M. The Applicant presented the Board with the return request receipts. The Applicant presented a more complete drawing of the proposed garage doors clarifying the questions previously asked. The following aspects of the door were noted:

- The panels in the doors will be recessed.
- The doors will be wood.
- The door hardware approved will be 5 inch.
- The cupola will remain in place.

The public hearing was closed at 9:16 pm

The Chairman called for a vote on the application with the following note added to the application:
The center door is centered under hayloft doors and the two others will be equally spaced on either side. It was approved 5-0.

B. Jennifer Zwarich and John Wayland, 192 Main St.

The public hearing opened at 9:21 P.M. The Applicant presented copies of the return request receipts (originals will go to ZBA). The Applicant presented the changes previously requested by the Board and amplifying information about the proposed enlargement of an existing covered porch:

- Where posts will be placed and details.
- Updated drawings with changed windows.
- Drawing showing placement of the doors.
- The windows are all wood true divided lite and wood door with true divided lite .

It was noted there was a Letter from Koren Riesterer and Patrick Donahue dated 9/7/12 in support of the application of John Wayland and Jennifer Zwarich.

M. Early left at 9:28 PM.

There was a brief discussion among Board members over the muntin configuration of the proposed windows. The applicant had preferred using large fixed windows along the west façade to give the effect of a sunroom. Several board members felt that double-hung, movable sashes would maintain the visual rhythm of the porch around all facades. Several felt that this was important because the south and west facades are viewed together. The applicant had resubmitted the application with double-hung sashes.

The Board split the application into two parts: the first was a wrap-around porch and second the window configuration.

Chairman Zgolinski called for a vote on the concept of enclosing a portion of the wrap around porch. It was approved 3-1. C. Bachan voted against the Application because she felt the porch should remain open.

The Chairman called for a vote on the window configuration portion of the application as currently presented by the Applicant. It was approved 3-1. C. Bachan voted against the Application.

4. Board discussions:

- The Board reviewed a previously approved application for a fence that was installed at 7 Locust Ridge and did not conform to the approved application (the fence panels were not set between the posts). Chairman Zgolinski will speak to the Building Inspector regarding the installation of the fence .

- The Board discussed with Mayor Gallagher demolition or reusing the existing Butterfield Hospital building for the Butterfield Realty LLC application.

5. Correspondence:

- Preservation League of New York State, Annual Report - for distribution.
- Minutes from other boards – for review.
- Building Department – Building denials.
- New York Metropolitan Transportation Council – Help Plan the Region’s Transportation Future 8/1/12 – for distribution.
- Elmesco Citgo, Inc. – short EAF dated 8/16/12.
- Packet from Mayor Gallagher regarding reviewing proposals that are non-contributing or altered historic buildings.
- Excerpt from Cold Spring Historic District Survey 2009.
- Forum Journal, Beyond Boundaries - for distribution.
- Common Ground Magazine - for distribution.

6. Bills:

- Grey Printing – dated 8/14/12 in the amount of \$57.60 for prints.
- The Putnam County News and Recorder, LLC - dated 8/31/12 in the amount of 69.62 for legal notices.

7. Minutes:

The minutes of July and August were deferred until the next meeting.

The meeting adjourned at 10:31 P.M.

Al Zgolinski Historic District Review Board Chairman

Date